

Minutes
DAGSBORO TOWN COUNCIL
Bethel Center
Monday, September 19, 2022

I. CALL MEETING TO ORDER

Meeting was called to order by Mayor Baull at 6:04 p.m.

In attendance were: Mayor Brian Baull, Vice-Mayor Theresa Ulrich, Councilman William Chandler, Councilman Norwood Truitt, Councilman William Labor, Town Administrator Cynthia Brought, and Engineering Consultant Kyle Gulbronson. See sign in sheet for others in attendance.

II. PUBLIC COMMENT

Cathy Flowers, 31860 New Street, stated she was pleased to meet the new officer and is happy to see more police visibility because the speeding has been out of control. She stated that once they get through the lights in town they are flying. She asked if the mobile speed cart could be turned around so the people could see they are going 45-50 mph before they are even out of town.

Chief Flood stated that yes it could be turned around but will it stop them probably not. He stated that they need to survey and put it in a safe location because if it is on the side of the road they would run into it. He stated that there are a couple of other places they would like to move it to.

III. PUBLIC HEARING

AN ORDINANCE TO AMEND CHAPTER 75-9A TO THE MUNICIPAL CODE OF THE TOWN OF DAGSBORO BY AMENDING BUILDING PERMIT FEES:

New Construction	Current square foot construction costs as set forth in the most current version of International Code Council Building Valuation Data X 1% (previously \$85 per square footage plus 1.25%)
All Other	1.00% of the gross cost of the construction, rebuilding, or renovation work with a minimum fee of \$50 (previously 1.25% of project improvements with a minimum of \$50)

Mayor Baull stated that this is the time and place duly noted for a Public Hearing before the Town Council as an Ordinance to amend Chapter 75-9A to the Municipal Code of the Town of Dagsboro by amending building permit fees as just discussed. He confirmed with Town Administrator Brought that the Notice for Public Hearing was published; she stated "yes it was." Those in favor of the Ordinance may speak first and those in opposition shall be permitted to speak afterwards. When you speak, please

identify yourself, your address and limit your comment to five (5) minutes. Any member of council may ask questions of the speaker or staff pertaining to the comments made by any of the speakers. After all persons desiring to be heard have had an opportunity to speak, the public hearing will be closed upon a proper motion by Council. The Mayor shall then inquire if Council desires to discuss the matter any further and then they shall consider whether or not they are going to vote for or against the proposed Ordinance.

Mayor Baull stated that with no one coming forward, for or against, the Public Hearing was closed and turned over to Town Council for any questions, concerns or statements that they may have.

Councilman Chandler stated that the logic of this was simply to bring the building permit fee up to date. The building permit fee was based off construction cost of \$85 per square foot x 1.25% was from twelve years ago per Engineering Consultant Gulbranson therefore this would bring into play an actual survey that is done nationally on building costs and would follow that National Code. Roughly this will generate the same amount of revenue and will be a fair revenue because it would actually reflect the actual building costs and the percentage is now reduced from 1.25% to 1%.

Engineering Consultant Gulbranson stated that when using the new evaluation and lowering the percentage, the building permit cost really didn't change, it was standard. It is not a large increase and he felt it is a better way of evaluating the building cost because not \$85 fits all. There are many different categories for commercial and residential construction. It is based on the type of construction and it's a fairer way to evaluate construction cost. Over the last few months, in reviewing building permit applications, what the applicant was saying was the construction cost hasn't been realistic. It was very doubtful that they were building for what they said was the actual cost. Mayor Baull asked if this was in line with what other towns use. Mr. Gulbranson stated that he is not aware of anyone else in Delaware that uses the evaluation, but when calculating what the building permit fee was proposed to be, it was in line with all the communities surrounding the town. Vice-Mayor Ulrich asked if other towns that you know of use this equation. Mr. Gulbranson stated "no, not that he is aware of in the state of Delaware, but other communities around the country use it." Vice-Mayor Ulrich stated that South Bethany actually uses it and the rates do increase. She stated that if you use the residential rate from February 2022 at \$150.87 which with a standard \$12,500 permit would increase by \$1,100. Therefore when you say it doesn't change, it does, and would increase our building permit fees and a lot of people are already complaining of higher building permits with the small towns, which is her concern. Mr. Gulbranson stated that when he reviewed the rate that came out in August 2022 for standard residential construction with crawl space and basement it was \$148, the rate could increase and it could decrease. Vice-Mayor Ulrich stated that it has been progressively increasing because where she works they've used South Bethany. She stated that when a builder has \$17K-\$20K in building permit fees that is a lot. Mr. Gulbranson stated that it is but it is an equitable way of doing it, you would hope that everyone would be honest, but he knows that a couple of permits have been submitted that are questionable on the project cost. Vice-Mayor Ulrich asked if we require contracts because some towns do. Mr. Gulbranson stated "no, we do not." Councilman Truitt stated that if we keep it the way it is currently the Council would be voting on it more often but with this amendment the rate would be

updated twice a year. Mr. Gulbranson stated he was in a meeting with a developer and Cindi where the developer stated that in regard to the building permit fees, \$85 a square foot hasn't been seen in a long time and is severely outdated. Councilman Chandler stated that overall, this would be fairer and more equitable and people would be able to plan better. In terms of a policy consideration for him, the police department is up to six officers because the town is growing in size. The folks contributing to that increase in infrastructure and costs, whether it is police, fire, water, or sewer, should be contributing up front when building new places and growing. He felt that it isn't an inequitable thing to ask them to contribute a little more for that rather than the existing residents of the town with an increase in property tax because we need more police, or more water. He stated that he is looking at it as equitable balance between all the communities, those that want to come to live here and those who are already living here.

Councilman Labor asked how the multiplier was established. Mr. Gulbranson stated that the multiplier was established about twelve years ago and if you look at communities around Dagsboro that is how they have calculated the building permit fee as a percentage of the construction costs. They range anywhere in this area from 1% to 2.5%. When Dagsboro was going through the process it was determined that 1.25% was fair and in line with other communities around Dagsboro. Councilman Labor asked if the places outside of Delaware that use the ICC Building Code also use a multiplier and if so, what do they use? Mr. Gulbranson stated that "yes, most do and it ranges from 1% - 3%." Vice-Mayor Ulrich stated that the revenue is needed but the biggest complaint that the town has is that the building permit fees are higher when compared to the County.

Mr. Gulbranson stated that the difference in a community like South Bethany is that they are basically built out. They are not going to have huge amounts of infrastructure needs in the future. Their water and sewer systems are in place and are never going to expand based on increased construction in town. Their EDU's aren't going to increase because the lots are already recorded. Dagsboro is completely different and has the potential for hundreds of homes. There could be 2,000 homes proposed by this time next year and the infrastructure needs, like added police force and town hall needs, will increase significantly. Dagsboro is a growing community and South Bethany is a stable community.

Councilman Chandler made a motion to adopt the amendment to Chapter 75-9A as proposed and as the Public Hearing was advertised with a commencement date of November 1, 2022. Councilman Labor seconded the motion. The vote was 4-1 with Vice-Mayor Ulrich voting no.

IV. APPROVAL OF MINUTES

July 18, 2022 Regular Town Council Meeting Minutes

July 18, 2022 Executive Minutes

Vice-Mayor Ulrich made a motion to approve the minutes. Councilman Truitt seconded the motion. All were in favor.

V. CONSENT AGENDA

a. Police Department Report

Chief Flood introduced the newest officer, John Cullen and his wife Natalie. J.P. started on August 1st. Vice-Mayor Ulrich thanked him as he did stop and speak with her while she was walking her dogs in the neighborhood and she felt that all the other guys are in a hurry. Councilman Chandler agreed with Vice-Mayor Ulrich's and stated that he met J.P. in the police department the other day. This community has the highest respect and esteem for the police department, but they appreciate personal interaction and he commends the police force on doing that. J.P. stated that it has been a good month and felt that this has been a good fit for himself and his family.

Chief Flood stated that July and August accidents were high, which is typical during the summer months. National Night Out is scheduled for Tuesday, October 11th from 5 – 7 p.m. at the Dagsboro Fire Department. Corporal Glaeser completed his taser instructor course and will be the department's taser instructor.

Chief Flood stated that they have been patrolling the Indian River High School, John M. Clayton and Lighthouse Christian School as they have received several complaints for reckless driving and speeding. This year the high school has over 300 new students as freshman. This has added to their drop off and pick up times. He stated that the high school has a crossing guard in the morning and they have had some close encounters. At this time they are educating drivers and only writing tickets when they have to, but it is coming to the point of ticket issue time.

- b. Treasurer's Report**
- c. Administrative Report**
- d. Building Official Report**
- e. Code Enforcement Report**
- f. Meeting Reports**
- g. Water Department Report**
- h. Prince George's Chapel Cemetery Report**
- i. Correspondence**

Town Administrator Brought stated that she had the opportunity to speak with Ryan Stuckey, who bought the Foreman/Zier property, and advised him that he had until October 15th according to the contract to get the house down. She stated she had seen Mr. Foreman is still living there. Mr. Stuckey stated that it is scheduled to be torn down the first week of October and that Mr. Foreman is aware.

Councilman Chandler asked if the Municipal Street Aid Fund was a fixed rate every year. Town Administrator Brought stated that it changes every year and that it actually went down this year. She stated that it is based on miles within the corporate limits.

Councilman Chandler stated that Halloween is scheduled for Monday, October 31st and questioned if that is fair to the teachers for the kids that have school. Town Administrator Brought stated that in the past it has always been on Halloween. Vice-Mayor Ulrich stated that this happened last year when it was on Sunday and she felt it has typically been the 31st. Town Administrator Brought stated that unless Council feels it needs to be on the weekend we will continue having it on Halloween. The trunk -or - treats are being held on the weekends.

Vice-Mayor Ulrich asked the status of the water rate study. Town Administrator Brought stated that it is done but we feel there are errors and that we need to have a meeting with Jean. It is unclear if the mistake is on Stacy's sheets or Jean's sheets, but the rates are higher than what we are paying now which doesn't make sense.

Vice-Mayor Ulrich asked about the sink hole on Clayton Street in front of the fire department. Town Administrator Brought stated that she received a call from DelDOT and it is in front of the fire house and they are not sure how long it has been there. DelDOT is claiming that there is a major leak under there and that it needs fixed immediately. The process would be like how the Main Street sinkhole was resolved with the use of underground cameras to find out what is going on. She stated that it was approximately \$7,000 to get the one on Main Street fixed in 2019. She will try to get money from Representative Collins and/or Senator Hocker.

Vice-Mayor Ulrich made a motion to approve the consent agenda. Councilman Truitt seconded the motion. All were in favor.

VI. PLANNING & ZONING

Recommendation Town Council - Morse Holdings LLC - Rezoning

Engineering Consultant Gulbranson stated that at the Planning & Zoning Commission on September 1st the agenda consisted of the Morse Holdings LLC rezoning application on Vines Creek Road. The Morse's and their engineer were there to go over it in more detail. What is being requested is four parcels are zoned Town Center and the Morses' are asking that the back portion of those parcels be rezoned from Town Center to Medium Residential. They are proposing a mixed use commercial and residential project for that site. The northern section with frontage along Vines Creek Road would be commercial with the residential in the rear. The Planning Commission, after reviewing the plan and hearing the presentation, made recommendation to approve the rezoning. The rezoning would need to take place as well as a future land use map amendment in the Comprehensive Plan. The Comprehensive Plan shows the entire parcel is identified as Town Center. That adjustment would be made only if Town Council approves the rezoning. Mr. Gulbranson stated that a PLUS meeting is scheduled for September 28th regarding the future land use map amendment. State agencies would review and give a recommendation report, whether positive or negative to the town, within thirty days after the meeting.

VII. NEW BUSINESS

a. Discussion and Possible Vote on Morse Holdings LLC Rezoning

Tom Morse stated that he and his wife are the owners of Morse Home Improvement, Morse Holdings LLC, Kaylee Properties and other companies situated in Dagsboro. As you all know, Morse Home Improvement is located at 33334 Main Street. The properties that they own on Vines Creek Road are zoned Town Center which is commercial and residential. They are presenting the concept about the Villages of Vines Creek which is a mixed use of commercial and residential. He stated that due to the complexity and the processes that are involved, they employed the services of Pennoni Engineering of Milton, Delaware. They look forward to making improvements to Dagsboro and continue the internal growth in Dagsboro and watch the people around us build to us.

Mark Davidson, Principal Land Planner with Penonni Associates, stated that the four parcels on Vines Creek Road are TMP # 2-33-11.00-149.00, 149.01, 150.00, and 151.00 and the total acreage is 7.4 acres. The parcels would be combined into one parcel during this process. The property is currently zoned as Town Center District. The intent of this district is to meet the needs of a mixed-use commercial area, while preserving the existing mixed uses of the town and encourage new construction to be compatible with setbacks and scaled with existing structures.

In the 2015 Dagsboro Comprehensive Plan, under the future land use map, the property is identified as Town Center mixed use. The proposal to the town is to provide a mixed use commercial / residential project that would provide a balance between business and housing variety while keeping some of the stated goals in the Comprehensive Plan.

To meet the stated goals of the Comprehensive Plan and to maintain the style of the mixed use project, they propose to rezone the back 5.04 acres to MR – Medium Density Residential and keep the front 2.53 acres, along Vines Creek Road, under the current zoning of the Town Center District. The MR District would allow the Morse's to create a residential zone of condominium duplex style two family detached dwellings while still providing the commercial upfront within the Town Center District. The intended purpose of the MR District is to provide an opportunity for residential housing at a higher density per acre. It is to diversify the housing resources within the town. The permitted density per acre in this district is specifically intended to preserve the historically important small town character of residential housing in the community and to provide reasonable opportunities for residential development within the town.

For this to happen, as was stated by Engineering Consultant Gulbronson, the Future Land Use Map would need to be changed. Therefore they are asking for a reclassification of the back part of the property from Town Center District to the Residential Land Use category. Lands

adjacent to this part of the property are currently zoned residential and therefore it's not out of character with what the Comprehensive Plan has stated as uses for the property.

The property fronts Vines Creek Road which is a major arterial within DelDOT's functional classification for the roadway system. According to the boundary survey there is a 60 foot right of way. A major arterial is classified to be an 80 foot right of way; therefore an additional right of way would have to be granted by the Morse family along the front end of the property. The Morse family will be dedicating approximately an additional 10 feet to the State of Delaware for the right of way widening. In addition to that, they will be dedicating a 15 foot wide permanent easement which is required by DelDot for future utilities and a shared use path or sidewalk. The rear of the property butts along a swale system, not a tax ditch, that wraps the circumference of the rear of the property, which is the southern part of the property, and comes up the west side of the property across Vines Creek Road and empties into Pepper's Creek eventually. This is a tributary of the Pepper's Creek drain system.

Mr. Davidson stated that the project is conceptual at this point. They will be meeting with DelDot and all the various agencies throughout the permitting process. They are proposing the entrance to line up with the road across the street. At this time they have done minor calculations and have provided a right turn lane coming into this entrance. The widening of the road, with the amount of traffic this project will create per the average daily traffic number from the traffic study, a dedicated left turn lane into the entrance will be required. After reviewing the intersection at Armory Road, they positioned the entrance so it would line up with Ward Lane and provide sufficient space for being able to make a left turn lane and a dedicated right turn lane. DelDOT will actually dictate through design and negotiations exactly how this will fit within so that there is no interference with the right turn lane onto Armory Road or adjacent driveways.

The design is commercial buildings of various sizes that will be on the front setback line. There will be connections to the shared use path that DelDOT requires to go across the front as well as the Town requires sidewalks in front of their properties. The buildings will face the road and the parking will be in the rear. Access to the buildings will be in the rear as well. In the section that they are proposing to be rezoned to Medium Residential in the back they are proposing 10 duplex style homes, for a total of 20 units. Each unit will have at least three parking spaces even though the Town Code only calls for two.

Councilman Truitt stated that he is concerned with the radius of the cul-de-sac not being big enough for the fire department to access with fire trucks. Mr. Pennoni stated that he has a template for fire trucks and therefore it had been addressed.

Councilman Labor asked about when exiting the property if a traffic light would be required to be able to make a left turn since there is only one entrance to the site. Mr. Pennoni stated that traffic signals are based on warrants and this project would not warrant enough traffic for a traffic signal. The entrance will have two lanes leaving, one being a left turn and straight through and one for the right turn. Essentially the traffic in and out would be timed by the traffic signal at Armory Road.

Engineering Consultant Gulbranson stated that from a procedural standpoint they are asking for the recommendation on rezoning and the future land use map change. Should that get approved, this would be presented as a site plan for both preliminary and final plan with the various state agencies recommendations. Mr. Morse stated that the rezoning is a down grade from Town Center to Medium Residential and therefore the traffic if it was reviewed from a commercial aspect to a residential aspect, it is much less. Engineering Consultant Gulbranson stated that is correct, this is considered a down zoning from Town Center to Residential as it is currently. The entire parcel is zoned Town Center, and could conceivably be all commercial.

Councilman Labor inquired what the differences are besides that there are dedicated uses for Town Center District. Mr. Gulbranson stated that it is a use difference; the Town Center Code only allows single family homes and apartments or condominiums above commercial businesses. The current Town Center District Code does not allow duplexes or any other type of multi-family housing.

Mayor Baull asked Mr. Morse what types of businesses are proposed for the location. Mr. Morse stated that their goal is to bring businesses that are functional to the community. They are looking more for dentists, doctors, lawyers and other professional services as well as some type of shopping and a small restaurant.

Vice-Mayor Ulrich asked which they planned to do first the commercial or the residential. Mr. Morse stated that they would like to build from the back to the front.

Councilman Chandler confirmed that the entrance is to line up with town road that would be Ward Lane. Just west from Ward Lane there is going to be a new development and therefore DelDOT will have to coordinate all of this. Mr. Pennoni stated that they have already submitted their request to DelDOT in regard to entrance plans and the surveying has been completed. It will be discussed with DelDOT where the best location for the entrance will be, is it across from Ward Lane or is it across from another commercial entrance.

Councilman Chandler clarified, in regard to the easement rights you mentioned, there would be a 10 foot dedication of right of way for widening the road. Then you mentioned another 15 foot permanent easement for utilities. Is the 15 foot in addition to the 10 foot easement? Mr. Pennoni stated, "Yes that is correct it would be a total of 25 feet." Councilman Truitt asked if the sidewalk would be 25 feet back from the road. Mr. Pennoni stated that the width of the sidewalk would be within the 15 foot permanent easement and the shared use path is typically 10 foot wide unless the town decides that they would like a 5 foot sidewalk and then they would work with DeIDOT on placing the sidewalk closer to the edge of pavement. They would be close to connecting with the sidewalk Artesian put in but not quite due to the house on the corner owned by the Mazza's and the troublesome turn lane onto Armory Road.

Councilman Chandler stated that the duplexes appear to be single story. Mr. Morse stated yes that is correct, each unit would be 1450 square feet.

Councilman Chandler asked for confirmation that the Town Council can make a recommendation, but wouldn't a Public Hearing be required? Engineering Consultant Gulbranson stated that the Future Land Use Map application is being reviewed by the State Planning Office. They have their PLUS meeting on the last Wednesday of the month; therefore they will make a recommendation on the map change. Once that is received, the Town Council can proceed with two Public Hearings, one for the change of the Future Land Use Map and one for the change of zoning. Councilman Chandler asked if part of the Public Hearing process is having to advertise and in an instance like this, notices sent out to anyone that lived within 100 square feet of the property for the zoning change. Councilman Chandler also asked if the two Public Hearings could be held simultaneously. Mr. Gulbranson stated that he thinks they can but the Future Land Use Map change would have to be held first and the Zoning Hearing after, but ultimately it's the Town's prerogative if it is held at the same time. Mr. Gulbranson stated that he did speak with Office of State Planning and since this is an internal change and it doesn't change your growth zone or the annexation area that if the Town is comfortable with the change, most likely the State would be to.

Councilman Chandler made a recommendation to approve the conceptual plan of the Vines Creek Village on the condition that it is approved by the State PLUS Planning Committee. Councilman Labor seconded the motion. All were in favor.

b. Report on Traffic Study Riverview Associates

Town Administrator Brought stated that she and Engineering Consultant Gulbranson had a zoom meeting with DeIDOT in regard to the Schell Brothers project. She stated that she was surprised when they requested attendance of the meeting with DeIDOT as the Town had not heard anything from Schell

Brothers. Mr. Gulbranson stated that the meeting was a scoping meeting for a traffic study to be done for the Schell Brothers project. Schell Brothers have decided not to develop the portion of the property outside of town limits in the County; they are only going to develop the portion within the Town of Dagsboro. They had a conceptual plan that they have circulated but before moving forward DelDOT is requiring a traffic study to look at the impacts of that development to the area roadways. The project will consist of 276 homes, a mix of single family and townhouses. Basically the meeting was about what areas the traffic study should be looked at and how far north and south. They will be doing traffic counts at intersections throughout the area to include Clayton Street, Main Street, Dagsboro Road, and Rt. 113. Mr. Gulbranson stated they are going as far north as Millsboro and as far south as Frankford. Vice-Mayor Ulrich confirmed that there will only be the one entrance on Clayton Street. Ms. Brought stated that is unclear as no one has contacted the town. Councilman Chandler questioned if the meeting was just an informational meeting for the town and to let the town know that the traffic study was being done. Mr. Gulbranson stated that was correct and to get input on where the areas of study should be. DelDOT had recommended from Rt. 20 and Rt. 113 intersection in Millsboro, South to Frankford, and West to Nine Foot Road and past the town limits on Vines Creek Road. Councilman Chandler asked if the parcel had access to Rt. 113. Mr. Gulbranson stated that there about a 40 foot wide connector to Main Street. Town Administrator Brought stated that her concern is if Highlands of Pepper's Creek has an entrance off Clayton Street as well as this project. Mr. Gulbranson stated that there should be a connector between those two projects for safety.

c. Tree Katie Helm Park Bids

Town Administrator Brought stated that Joe, Town Maintenance, reported to her that there is a tree in Katie Helm Park that is old and hollow and would cause a significant amount of damage if it falls down on its own. Vice-Mayor Ulrich asked if both companies were licensed and insured and if the bids included removing the stump. Ms. Brought stated that yes they both are licensed and insured and both bids include stump removal.

Councilman Truitt made a motion to accept the bid from Local Tree Experts in the amount of \$900 for removal the tree. Councilman Labor seconded the motion. All were in favor.

d. PKS Three Year Contract

Town Administrator Brought stated that in years past the town has only done a yearly contract with PKS. After calls to other towns to ask who they use etc., all of them received the three year contract as well from PKS. Of course the cost has increased which cannot be compared to last years because the contract was for \$16,000, but went \$6,000 over to get the books where they needed to be. A couple of years ago she had received a quote which was much higher than what the town is paying. She stated to keep in mind that PKS is accustomed to the town's books, know what the town is about, and are aware of what is coming up. There are several other companies that were found through other towns that she would like to have a meeting with for pricing for comparison.

Councilman Chandler stated that obviously these auditors are familiar with the books and the people but long term it can create risks because they become too familiar and too comfortable. He felt that every four to five years you should hire a different auditing firm. The town should explore other potential auditors and the pricing that they would charge. He stated that he has no complaints about PKS they have always done a good job for the town and he is not suggesting otherwise. His philosophy is that auditors can get comfortable and make mistakes, not that he felt that PKS is doing that, but wonders at times if the town should do at least the price differential. Vice-Mayor Ulrich agreed with Councilman Chandler that with the increased price it doesn't hurt to explore other potential auditors.

Councilman Chandler stated since PKS is here this week, performing the audit check to see if they would accept a one year contract.

e. Halloween

Mayor Baull stated that trick or treat would take place on Monday, October 31st from 6-8 pm within the town limits for children 12 years of age and under.

VIII. OLD BUSINESS

a. Swamp and Warrington Paving Projects

Town Administrator Brought stated that Representative Collins is funding the project on Swamp Road and Matt's Paving was awarded the bid. After the Warrington Street storm water drainage reconstruction they will patch the roads but the town needs to resurface the roads. The State submitted their bid which was \$41,199 and therefore Joe, Town Maintenance, is meeting with others this week for more bids.

IX. PUBLIC COMMENT

No public comment was made.

Vice-Mayor Ulrich made a motion to move into Executive session at 7:23 pm. Councilman Chandler seconded the motion. All were in favor.

X. EXECUTIVE SESSION

- a. Preliminary discussions regarding potential site acquisition pursuant to 29 Del .C. Section 10004 (b)(2)**
- b. Strategy session regarding legal advice from attorney at law with respect to potential litigation, pursuant to 29 Del. C. Section 1004 (b)(4)**
- c. Discussion Police Personnel Matters (pursuant to 29 Del. C. Section 10004 (b)(9))**

Re-open meeting for results/comments regarding Executive Session at 7:54 pm.

Councilman Labor made a motion to accept the asking price of \$160,000 for the property adjacent to Town Hall. Vice-Mayor Ulrich seconded the motion. The vote was 4-0 with Councilman Chandler abstaining.

Councilman Chandler made a motion to hire the police officer recommended by Chief Flood. Councilman Truitt seconded the motion. All were in favor.

XI. ADJOURNMENT

Councilman Chandler made a motion to adjourn. Councilman Labor seconded the motion. All were in favor.

Meeting adjourned at 7:58 p.m.

Respectfully Submitted,
Stacy West, Town Clerk